146.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,300 / 772,300
					USE VALUE:	772,300 / 772,300
					ASSESSED:	772,300 / 772,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEIDERS DONNA W & JAMES TR
Owner 2:	DONNA WALLACE TRUST
Owner 3:	
Street 1:	45 HILLCREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Brick Veneer Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6420.000	282,200		490,100	772,300
Total Card	0.147	282,200		490,100	772,300
Total Parcel	0.147	282,200		490,100	772,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.41 | /Parcel: 488.41

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96069

GIS Ref

GIS Ref

Insp Date 04/26/18

!11436!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,200	0	6,420.	490,100	772,300		Year end	12/23/2021
2021	101	FV	273,600	0	6,420.	490,100	763,700		Year End Roll	12/10/2020
2020	101	FV	273,500	0	6,420.	490,100	763,600	763,600	Year End Roll	12/18/2019
2019	101	FV	219,500	0	6,420.	459,500	679,000	679,000	Year End Roll	1/3/2019
2018	101	FV	226,600	0	6,420.	379,800	606,400	606,400	Year End Roll	12/20/2017
2017	101	FV	226,600	0	6,420.	349,200	575,800	575,800	Year End Roll	1/3/2017
2016	101	FV	226,600	0	6,420.	318,600	545,200	545,200	Year End	1/4/2016
2015	101	FV	214,100	0	6,420.	312,400	526,500	526,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:30:56

LAST REV

Date	Time
11/17/21	10:25:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOKHALE JAMES	27646-118		5/29/1997		247,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2001	199	Redo Bat	16,000	C				RENOVATE 2ND FLOOR
10/7/1998	702	Manual	1,000					WOODSTOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	372	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/5/2000	Measured	163	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6420		Sq. Ft.	Site		0	80.	0.95	9									490,082						490,100	

Total AC/HA:	0.14738	Total SF/SM:	6420	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	490,082	Spl Credit		Total:	490,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31403160
Const Adj.:	1.01114953
Adj $ / SQ:	172.729
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383378
Depreciation:	101212
Depreciated Total:	282166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

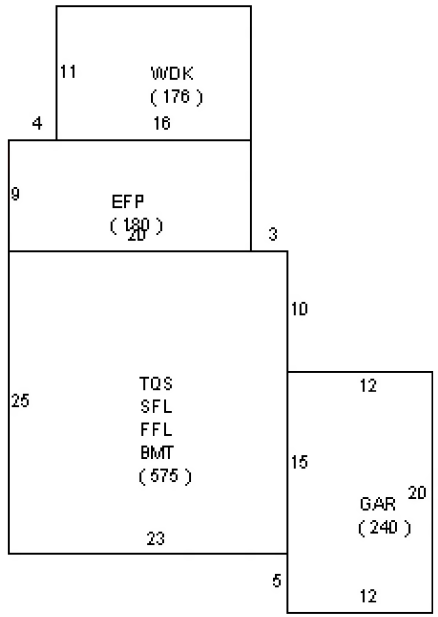
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.73
Special Features:	0	Val/Su Net:	102.54
Final Total:	282200	Val/Su SzAd	178.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	51.820	29,796
FFL	First Floor	575	172.730	99,319
SFL	Second Floor	575	172.730	99,319
TQS	3/4 Story	431	172.730	74,489
GAR	Garage	240	25.700	6,168
EFP	Enclos Porch	180	42.820	7,708
WDK	Deck	176	11.810	2,079

	Net Sketched Area:	2,752	Total:	318,878	
Size Ad	1581.25	Gross Area	2896	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	